

2/1 Barracks Lane, Mandurah, WA 6210



Apartment For Sale

Wednesday, 21 February 2024

2/1 Barracks Lane, Mandurah, WA 6210

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 192 m2

Type: Apartment



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Offers From \$865k

Welcome to your dream home where luxury meets comfort in every detail. This spacious 4-bedroom, 2-bathroom apartment offers an unparalleled living experience with a perfect blend of modern amenities and sophisticated design. Step into the expansive master suite, where relaxation awaits. Pamper yourself in the double sink ensuite featuring a lavish bath tub and luxurious rain shower heads with split hand pieces. The walk-in robe provides ample storage space and you have convenient access to the balcony, allowing you to enjoy a breath of fresh air or soak in the city views whenever you desire. The minor rooms are thoughtfully designed with built-in robes, ensuring functionality without compromising on style. Whether it's a guest room or a personal sanctuary, each space is meticulously crafted to provide comfort and privacy. The 4th bedroom has been converted into an entertainment room, perfect for hosting gatherings or unwinding after a long day. Immerse yourself in your favorite movies or games in this versatile space tailored to your entertainment needs. Experience seamless living in the open plan living area, where the kitchen, lounge, and dining areas flow effortlessly together. Natural light floods the space, creating a warm and inviting atmosphere for everyday living and entertaining. Adjacent to the kitchen, discover the stylish study nook/bar area complete with full drawers and a wooden benchtop. Whether you need a productive workspace or a cozy spot to enjoy a drink, this versatile area caters to your every need. Indulge in outdoor living on the expansive balcony that wraps from the master bedroom through to the guest bedroom. Accessible from multiple rooms including the main bedroom, lounge, dining area, kitchen, and guest room, the balcony offers panoramic views and the perfect setting for alfresco dining or simply soaking up the sun. Enjoy the warmth of the winter months thanks to the north-facing aspect of the apartment. Plus, revel in breathtaking sunsets year-round from the west end of the balcony, creating a picturesque backdrop for your daily life. This apartment shares a floor with exclusive amenities including a pool, spa, gym, and resident lounge, providing endless opportunities for relaxation and recreation right at your doorstep. Right at your finger tips - Eastern Foreshore, restaurants, licensed premises, Woolworths, bus stop, numerous retail outlets. Within walking distance - MANPAC: Mandurah Performing Arts (Theatre), Reading Cinemas, Mandurah Offshore Fishing and Sailing Club, Mandurah Town Beach, Dolphin/North Marina. In complex: Parking - Ground level includes 3 visitor bays inside and one disabled bay externally for residents' guests. Outdoor lap pool and heated spa. Gym Resident's Lounge - with sofas, microwave and fridge. Regular social events held for/by residents - Friday Games (bridge, backgammon, etc) as well as: Events held (by the pool or in the lounge) Seasonally (Xmas, New Years, Australia Day, Easter, Xmas in July, Halloween and more). Bring your own drinks and a plate to share. Commercial Award Winning Hair Salon on the ground floor. Improved Security - double swipe fob to front foot entrance, fob to common areas and apartment level only. Double Gated Garage access via air fobs. CCTV coverage inside the building and external areas. Installed Appliances: Ducted Reverse Cycle to all areas (condensers are located on building roof) Rheem 160L Electric Storage Hot Water System (anodes replaces in 2021) Miele Fitted Microwave above the Miele Wall Oven Miele Gas Cooktop with Wok layout and Miele Range hood Miele Dishwasher with matching cupboard front Fridge Recess - water outlet. City of Mandurah Rates: \$2,700/year Water/Sewage Rates: \$1,560/year (\$260/2m) Strata Levies: \$2,800/quarter (indicative as approved by owners each AGM)